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**City of Santa Clara
PLANNING COMMISSION
Wednesday, August 27, 2008
7:00 P.M.
CITY COUNCIL CHAMBERS
SUMMARY OF ACTIONS**

Please refer to the Planning Commission Procedural Items coversheet for information on all procedural matters.

REGULAR ITEMS – 7:00 p.m.

- 1. PLEDGE OF ALLEGIANCE and INVOCATION**
- 2. ROLL CALL**
- 3. DISTRIBUTION OF AGENDA AND STAFF REPORTS**
- 4. DECLARATION OF COMMISSION PROCEDURES**
- 5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES**
 - A) Withdrawals - None
 - B) Continuances without a hearing – None
 - C) Exceptions (requests for agenda items to be taken out of order) - None

6. ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda are recommendations to the City Council and will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items may be heard concurrently with or subsequent to the Council review of these minutes. Please contact the Planning Division office for information on the schedule of hearings for these items:

- A. Agenda Item #9 File: PLN2008-07222 Location: 1468 Lafayette Street

7. ORAL PETITIONS/ ANNOUNCEMENTS/COMMUNICATIONS/SPECIAL ORDER OF BUSINESS

- A) Announcement of Special Study Session from 6:00 – 7:00 p.m. preceding the regular Planning Commission Meeting of September 24th
- B) Members of the public may briefly address the Commission on any item not on the agenda.

8. CONSENT CALENDAR

The following routine administrative and public hearing items were approved under the Consent Calendar unless otherwise noted.

Routine Items/Consent Calendar

- 8.A.** Planning Commission Minutes of July 23, 2008 – Approved as submitted.

Public Hearing Items/Consent Calendar

- 8.B.** File: **PLN2008-07191**
Location: 1443 Blackfield Drive, a 6,070 square foot lot located at the east side of Blackfield Drive, approximately 190 feet south of Madera Drive (APN 290-07-104). Property is Zoned RI-6L (Single Family Residential).
Applicant/ Owner: DanWinkleblack/Steve Souza
Request: **Variance** to allow tandem parking arrangement and 45% lot coverage where 40% is allowed in conjunction with 573 square foot addition (Including a 200 square foot family room addition and 373 square foot garage/shop addition) and 345 square foot covered patio to an existing single family residence.
Project Planner: Julie Moloney, Associate Planner
Action: **Pulled from Consent Calendar by Commissioner Mayer. Approved, subject to conditions, 6-1 vote, with Commissioner Mayer voting against the motion**
- 8.C.** File: **PLN2008-07231**
Location: 3561 El Camino Real, a 4,200 square foot restaurant in the Lawrence Square shopping center located on the north side of El Camino Real between Flora Vista Avenue and Lawrence Expressway (APN: 220-03-010). Property is Zoned CC (Community Commercial)
Applicant/ Owner: JSJ-SC Project Inc. – Eugene Yoo
Request: **Use permit** to allow the sales of beer and wine in conjunction with a proposed new restaurant
Project Planner: Julie Moloney, Associate Planner
Action: **Approved, subject to conditions**
- 8.D.** File: **PLN2008-07087 (continued from July 23, 2008)**
Location: 2055 Laurelwood Road, a 1.13 acre site located on the north side of Laurelwood Road, approximately 750 feet west of Thomas Road (APN 104-15-113). Property is Zoned ML (Light Industrial).
Applicant/Owner: Mardeen Gordon/Mary Jacobs
Request: **Variance** to increase maximum sign area and establish a master sign program.
Project Planner: Bridgette Carroll, Assistant Planner
Action: **Approved, subject to conditions**
- 8.E.** File: **PLN2008-07161**
Location: 3297 Humbolt Avenue, an 8,625 square foot lot located at the northeast corner of Humbolt Avenue and Pomeroy Avenue (APN 290-19-097). Property is Zoned R1-6L (Single Family Residential)
Applicant/Owner: Rebecca Wrinkle
Request: **Variance** to reduce the front yard setback requirement from 20 feet to 10 feet to allow an addition and conversion of a one-car carport to a one car garage.
Project Planner: Julie Moloney, Associate Planner
Action: **Pulled from Consent Calendar by Commissioner Mayer. Approved, subject to conditions, with Condition 10 added to require a 15 foot garage door to allow two-car access**

*******End of Consent Calendar*******

REZONING

9. File: **PLN2008-07222**
Location: 1468 Lafayette Street, a 7,303 square foot lot on the westside of Lafayette Street, approximately 100 feet south of El Camino Real (APN-269-05-061). Property is Zoned PD (Planned Development).
Applicant/Owner: Salvatore Caruso
Request: **Amend PD Zoning approval** (PLN2007-06679) to retain existing single family residence, and to construct one new two unit, two-story structure and attached carport (total of 3 condominium units) in lieu of the previous approval allowing construction of 4 new condominium units.
Project Planner: Judie Gilli, Associate Planner
Action: **Recommend City Council Approval, subject to conditions, 6-1 vote, with Commissioner Champeny voting against the motion**

10. OTHER BUSINESS

- A. Adoption of Planning Commission Meeting Calendar for 2009 – Calendar was adopted as presented
B. Set Special Planning Commission Meeting on November 19, 2008, at 7:00 p.m. – Meeting set to discuss San Tomas Business Park
C. **Commission Procedures and Staff Communications**
Public comment on these items may be limited to one minute, at discretion of the Chair
i. Announcements/Other Items – There will be a joint Planning Commission/City Council Study Session on the General Plan, September 10, 2008.
ii. Report of the Director of Planning and Inspection
 - City Council Actions
 - Commission/Board Liaison and Committee Report
 - Commission/Committee Assignments
 - Architectural Committee: Commissioners Stattenfield and Mayer (Barcells alternate)
 - Station Area Plan: Commissioner Champeny
 - General Plan sub-Committee: Chairperson Fitch and Commissioner O'Neill (Champeny alternate)
iii. Commission Procedures
 - Planning Procedures
 - Work plan item
 - Commissioner Travel and Training reports
iv. Upcoming agenda items

11. ADJOURNMENT – 8:34 p.m.

Approved:


Gloria Sciara, AICP
Development Review Officer

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**City of Santa Clara
PLANNING COMMISSION
Wednesday, August 27, 2008
7:00 P.M.
CITY COUNCIL CHAMBERS
MINUTES**

Please refer to the Planning Commission Procedural Items coversheet
for information on all procedural matters.

REGULAR ITEMS – 7:00 p.m.

1. PLEDGE OF ALLEGIANCE and INVOCATION

Chairperson Fitch initiated the Pledge of Allegiance, and the Invocation was read.

2. ROLL CALL

The following Commissioners responded to roll call: Chairperson Todd Fitch, Vice-Chairperson Teresa O'Neill, Commissioners Tony Marine, Ian Champeny, Keith Stattenfield, Frank Barcells and Robert Mayer.

Staff present were Development Review Officer Gloria Sciara and Office Specialist IV Susan Landers.

3. DISTRIBUTION OF AGENDA AND STAFF REPORTS

Chairperson Fitch said that copies of current agendas and staff reports for each of the items on the agenda are available from the Planning Division Office on the Friday afternoon preceding the meeting and are available at the Commission meeting at the time of the hearing.

4. DECLARATION OF COMMISSION PROCEDURES

Chairperson Fitch reviewed Planning Commission procedures for those present.

5. REQUESTS FOR EXCEPTIONS, WITHDRAWALS AND CONTINUANCES

There were none.

6. ITEMS FOR COUNCIL ACTION

The following items from this Planning Commission agenda are recommendations to the City Council and will be scheduled for Council review following the conclusion of hearings and recommendations by the Planning Commission. Due to timing of notices for Council hearings and the preparation of Council agenda reports, these items may be heard concurrently with or subsequent to the Council review of these minutes. Please contact the Planning Division office for information on the schedule of hearings for these items:
Agenda Item #9. File: PLN2008-07222 Location: 1468 Lafayette Street

7. ORAL PETITIONS/ ANNOUNCEMENTS AND COMMUNICATIONS

A) It was announced that there would be a Special Study Session from 6:00 – 7:00 p.m., preceding the regular Planning Commission meeting of September 24th.

B) No members of the public addressed the Commission on any items not on the agenda.

8. CONSENT CALENDAR

Routine Items/Consent Calendar

8.A. Planning Commission Minutes of July 23, 2008
The minutes were approved as presented.

Public Hearing Items/Consent Calendar

8.B. File: **PLN2008-07191**
Location: 1443 Blackfield Drive, a 6,070 square foot lot located at the east side of Blackfield Drive, approximately 190 feet south of Madera Drive (APN 290-07-104). Property is Zoned RI-6L (Single Family Residential).
Applicant/ Owner: DanWinkleblack/Steve Souza
Request: **Variance** to allow tandem parking arrangement and 45% lot coverage where 40% is allowed in conjunction with 573 square foot addition (Including a 200 square foot family room addition and 373 square foot garage/shop addition) and 345 square foot covered patio to an existing single family residence.
Project Planner: Julie Moloney, Associate Planner

This item was pulled from the Consent Calendar by Commissioner Mayer, who indicated he felt the project could be done within the 40% lot coverage. A public hearing was held. Project designer Dan Winkelblack pointed out that the yard backs up to San Tomas Expressway, so there is no neighbor in the rear. Development Review Officer Sciara said that 45% lot coverage is within the zoning administrator modification level.

Commission Action

Following the public hearing, Commissioner Champeny moved to approve the request, subject to conditions. Commissioner Barcells seconded the motion, and it was approved on a 6-1 vote, with Commissioner Mayer voting against the motion.

8.C. File: **PLN2008-07231**
Location: 3561 El Camino Real, a 4,200 square foot restaurant in the Lawrence Square shopping center located on the north side of El Camino Real between Flora Vista Avenue and Lawrence Expressway (APN: 220-03-010). Property is Zoned CC (Community Commercial)
Applicant/ Owner: JSJ-SC Project Inc. – Eugene Yoo
Request: **Use permit** to allow the sales of beer and wine in conjunction with a proposed new restaurant.
Project Planner: Julie Moloney, Associate Planner

Commission Action

Following a public hearing, Commissioner Marine moved to approve the request, subject to conditions, seconded by Commissioner Champeny. The motion was approved unanimously.

8.D. File: **PLN2008-07087 (continued from July 23, 2008)**
Location: 2055 Laurelwood Road, a 1.13 acre site located on the north side of Laurelwood Road, approximately 750 feet west of Thomas Road (APN 104-15-113). Property is Zoned ML (Light Industrial).
Applicant/Owner: Mardeen Gordon/Mary Jacobs
Request: **Variance** to increase maximum sign area and establish a master sign program.
Project Planner: Bridgette Carroll, Assistant Planner

Commission Action

Following a public hearing, Commissioner Marine moved to approve the request, subject to conditions, seconded by Commissioner Stattenfield. The motion was approved unanimously.

8.E. File: **PLN2008-07161**
Location: 3297 Humbolt Avenue, an 8,625 square foot lot located at the northeast corner of Humbolt Avenue and Pomeroy Avenue (APN 290-19-097). Property is Zoned R1-6L (Single Family Residential)
Applicant/Owner: Rebecca Wrinkle
Request: **Variance** to reduce the front yard setback requirement from 20 feet to 10 feet to allow an addition and conversion of a one-car carport to a one car garage.
Project Planner: Julie Moloney, Associate Planner

This item was pulled from the Consent Calendar by Commissioner Mayer, who indicated he felt that a 15 foot garage door should be a condition of approval. A public hearing was held.

Commission Action

Following the public hearing, Commissioner Stattenfield moved to approve the request, subject to conditions, and with the addition of Condition 10, to require a 15 foot garage door for two-car access. Commissioner Marine seconded the motion, and it was approved unanimously.

*****End of Consent Calendar*****

REZONING

9. File: **PLN2008-07222**
Location: 1468 Lafayette Street, a 7,303 square foot lot on the westside of Lafayette Street, approximately 100 feet south of El Camino Real (APN-269-05-061). Property is Zoned PD (Planned Development).
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Project Planner: Julie Moloney, Associate Planner

Summary of Discussion

Commissioners expressed concerns about the density bonus granted for the original plan, which was to include four condominium units. The Planning Commission had denied the original request, but the City Council had granted approval. There was discussion concerning the intention of granting a density bonus for this project and whether density bonuses should stay with a project when a project has changed. Ms. Sciara answered numerous questions about the Density Bonus Ordinance and the previous approval. Mr. Caruso said he had intended to construct 4 platinum units and relocate the house on his property in San Jose; however, San Jose did not approve the relocation. He said he did not want to destroy the Craftsman house and therefore decided to retain the home as a condominium and build three new condominiums. Commissioner Champeny indicated that he felt the granting of the density bonus sets a dangerous precedent and that he did not support the first request and would not support this one.

Commission Action

Following the public hearing, Commissioner Marine moved to approve the request, subject to conditions. Commissioner Barcells seconded the motion, and it was approved on a 6-1 vote, with Commissioner Champeny voting against the motion.

OTHER BUSINESS

10. Commission Procedures and Staff Communications

- A. Adoption of Planning Commission Meeting Calendar for 2009 – The calendar was approved as presented.

- B. Set Special Planning Commission Meeting on November 19, 2008, at 7:00 p.m. – The meeting was set to discuss the San Tomas Business Park.

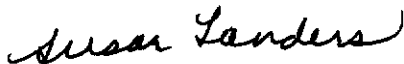
C. Commission Procedures and Staff Communications

- a. Announcements/Other Items
There will be a joint Planning Commission/City Council Study Session on the General Plan on September 10, 2008.
- b. Report of the Director of Planning and Inspection
- City Council Actions – Ms. Sciara reported on the August 19 and 26 meetings.
 - Commission/Board Liaison and Committee Report – No report
 - Commission/Committee Assignments - Assignments are reflected in the next three bulletpoint items.
 - Architectural Committee: Commissioners Stattenfield and Mayer (Barcells alternate)
 - Station Area Plan: Commissioner Champeny
 - General Plan sub-Committee: Commissioners Fitch and O'Neill (Champeny alternate)
- c. Commission Procedures
- Planning Procedures
 - Work plan items
 - Commissioner Travel and Training reports
- d. Upcoming agenda items

11. ADJOURNMENT

The meeting was adjourned at 8:34 p.m. to the Joint Planning Commission/City Council Meeting on September 10, 2008, at 7:00 p.m., in the City Council Chambers, regarding General Plan issues, visioning and housing.

Respectfully submitted:

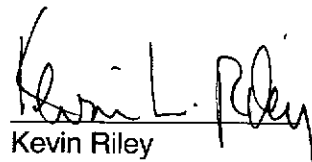


Susan Landers
Office Specialist IV

Approved:


Gloria Sciara, AICP
Development Review Officer

Approved:


Kevin Riley
Director of Planning & Inspection

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